

City of Alexandria, Virginia

# OTN SAP ADVISORY GROUP MEETING #2

Monday, November 9, 2015

7:00 – 9:00 PM

City Council Workroom – Room 2410

City Hall



# **OTN SAP UPDATE**

**October 29, 2015 OTN SAP  
ADVISORY GROUP MEETING IN REVIEW**



## **Summary of Topics Covered:**

- Advisory Group Organizing Meeting**
- OTN Planning Chronology**
- OTN SAP Work Plan's Five Phases**
- Using a Charrette for Phase 1**
- Outreach Methods**
- Opportunities for Participation Beyond the Meetings**

# OTN SAP UPDATE

## Responses to Advisory Group and Community Questions/Comments from October 29 Meeting



- **Questions from the Advisory Group**
  - **SAP Boundary: Hopkins-Tancil**
  - **Old and Historic District**
  - **2015 Employment and Land Use**
  - **Clarification of Framework Plan**
  - **Implementation Phase**
  - **Technical Guidance**



## **NOVEMBER 9, 2015 OTN SAP ADVISORY GROUP MEETING #2**

### **PART I: THE CHARRETTE**

- A. What's going to happen?**
- B. Why will it work?**
- C. What if it doesn't?**

# TYPICAL SAP PLANNING PHASES

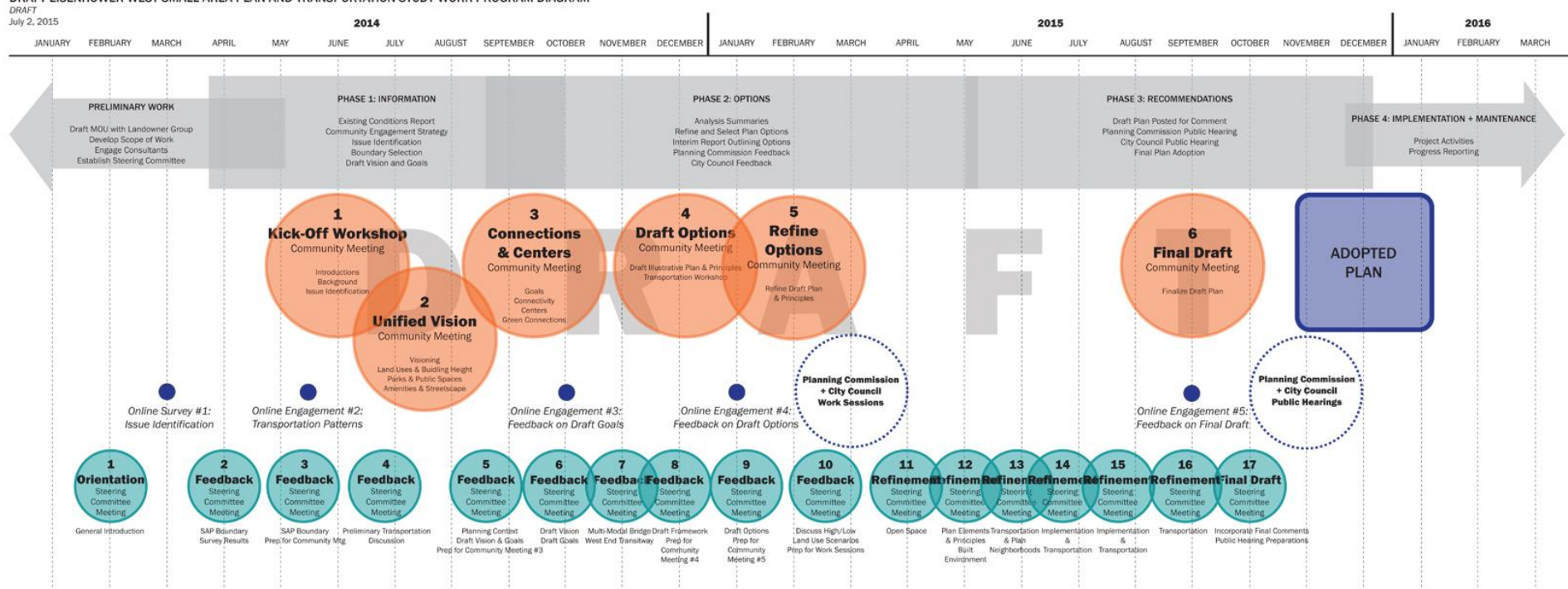


- **Framework (Visioning) Phase**
  - Information gathering and analysis
  - Development of vision, principles (goals), and objectives
  - Identification of planning topical areas (ex., land use, open space transportation) against vision, goals and objectives.
- **Options Phase** – Develop land use options to meet vision.
- **Preferred Option Phase** – Select preferred option for testing and refinement.
- **Plan Recommendations Phase** – Produce a draft plan and associated maps, graphics.
- **Plan Adoption Phase** – Present plan for approval.
- **Plan Implementation Phase** – Begin Implementation.

# EISENHOWER WEST SAP PLANNING PHASES



DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM



# EISENHOWER WEST SAP PLANNING PHASES



## CHARRETTE

DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM

DRAFT  
July 2, 2015

JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER 2015 JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER 2016 JANUARY FEBRUARY MARCH

Staff  
Preparatory  
Work

Information  
Gathering

Vision

Goals and  
Objectives

Framework  
Elements

Refinement of  
vision and  
goals

Identification  
and  
refinement of  
options for  
framework  
elements

Selection of  
preferred  
option

Testing and  
refinement  
of preferred  
option

Prepare draft  
plan

Public review  
of draft plan

Plan Adoption  
  
Implement-  
ation

# EISENHOWER WEST SAP FRAMEWORK DEVELOPMENT



## CHARRETTE

Information  
Gathering

Vision

Goals and  
Objectives

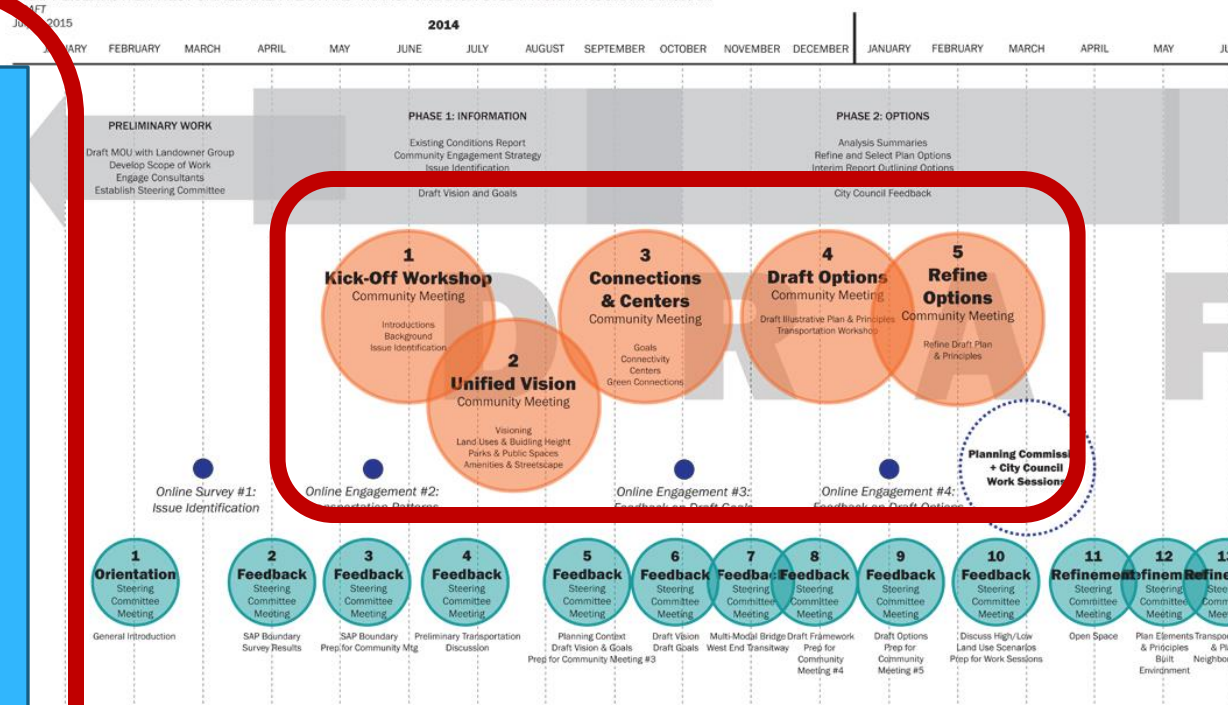
Framework  
Elements

Refinement of  
vision and  
goals

Identification  
and  
refinement of  
options for  
framework  
elements

Selection of  
preferred  
option

DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM





# EISENHOWER WEST SAP FRAMEWORK DEVELOPMENT



## CHARRETTE

### Information Gathering

Vision

Goals and  
Objectives

Framework  
Elements

Refinement of  
vision and  
goals

Identification  
and  
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options for  
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Selection of  
preferred  
option

### Community Meeting 1:

- Staff provided a lot of background information
- First Group Activity: What are the defining issues in the planning area?
  - Land Use and Building Height
  - Community Amenities
  - Industry
  - Environment (Energy, Open Space, Stormwater Management)
  - Transportation (Street Grid, Pedestrian Environment, Bicycle Accessibility, Transit, Automobiles)
- **Product: Issues of Importance**

[Between meetings – online opportunity to weigh in]

# EISENHOWER WEST SAP FRAMEWORK DEVELOPMENT



## CHARRETTE

Information  
Gathering

**Vision**

**Goals and  
Objectives**

Framework  
Elements

Refinement of  
vision and  
goals

Identification  
and  
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elements

Selection of  
preferred  
option

### Community Meeting 2: Visioning

- Summary of previous meeting
- Full group exercise: what will the future EW be like? Artist recorded participant thoughts
- Exercise at stations for each neighborhood: participants' thoughts on land use, open space, amenities, height, etc.
- Preserve, enhance, transform map (dot exercise)
- **Product: draft goals and principles; amenities and services; heights**

[Between meetings – online opportunity to weigh in]

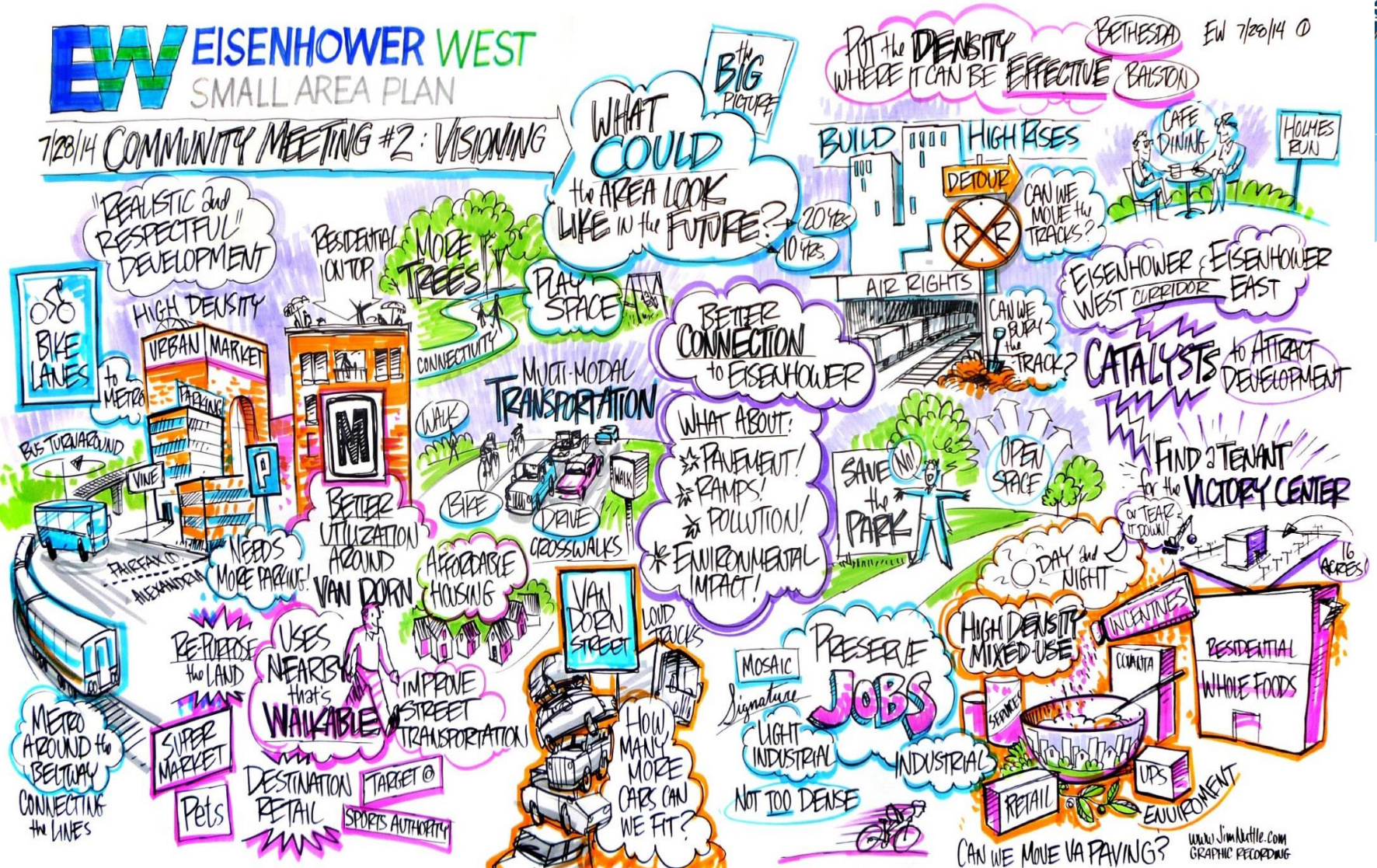


# Community Meeting #2: Vision



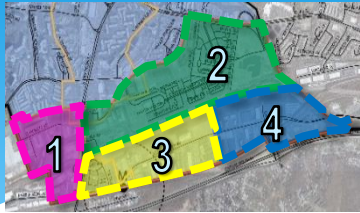
## EW EISENHOWER WEST SMALL AREA PLAN

7/28/14 COMMUNITY MEETING #2: VISIONING





# Recap: Community Meeting #2 – Priorities



Land Uses and Building Heights



Parks and Public Spaces



Streetscape and Amenities



Sub-Area 1

Sub-Area 2

Sub-Area 3

Sub-Area 4

# EISENHOWER WEST SAP FRAMEWORK DEVELOPMENT



## CHARRETTE

Information  
Gathering

Vision

Goals and  
Objectives

**Framework  
Elements**

Refinement of  
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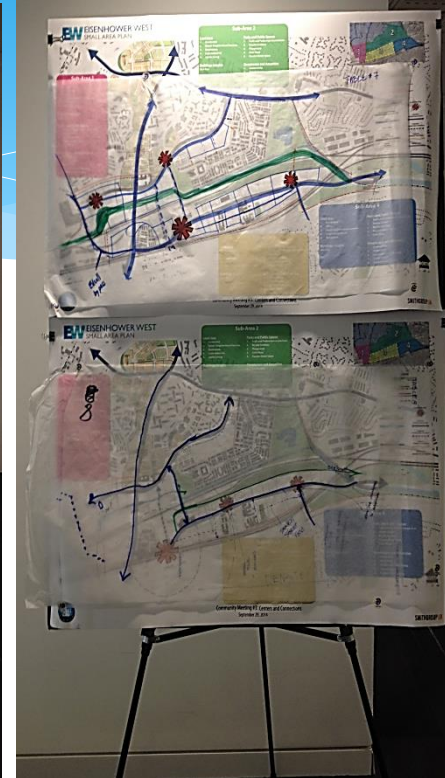
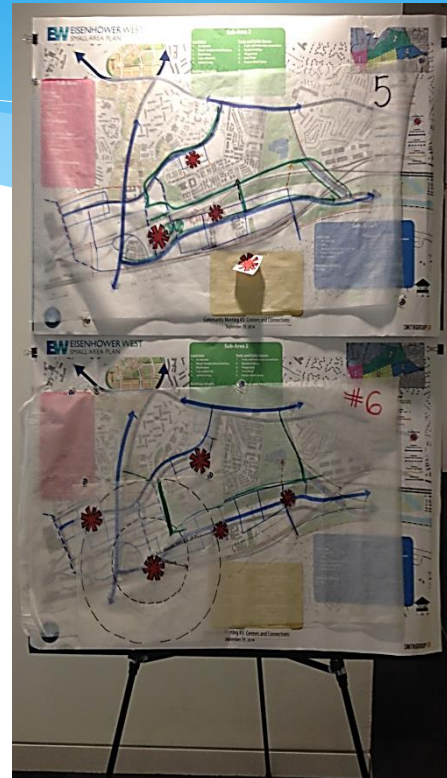
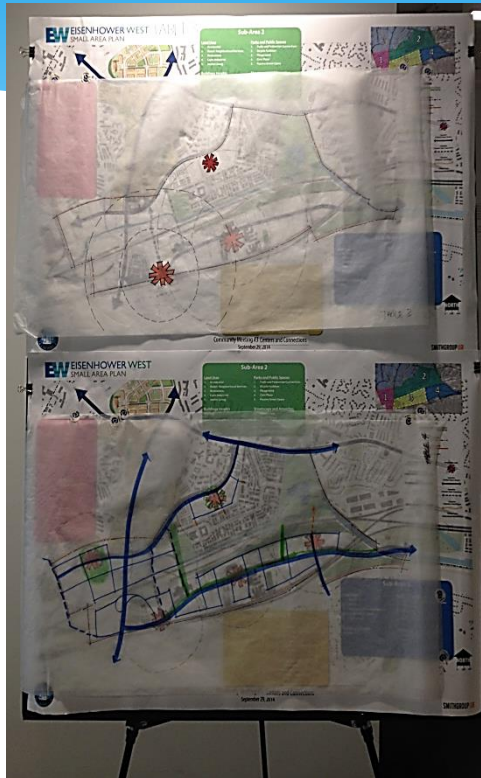
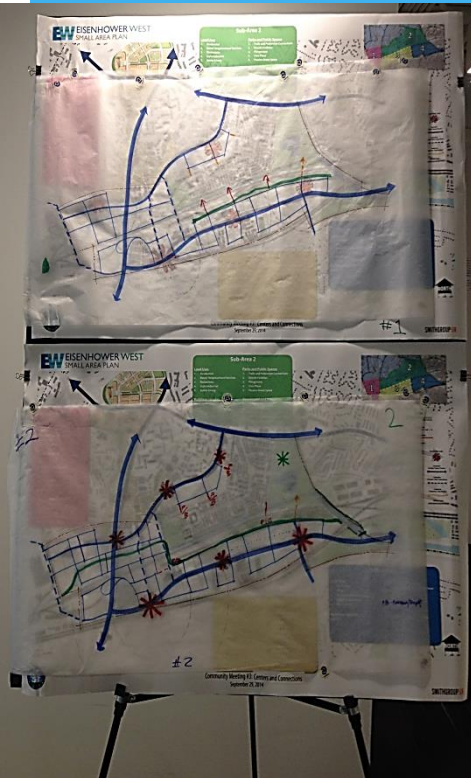
### Community Meeting 3 & 4: Framework – centers and connections, land use

- Summary of previous meeting
- Where should the centers of activity be?  
There are different kinds of activity:  
recreation, shopping, working, etc. –  
parks, retail centers or corridors
- How do we connect those centers?  
Pavement and green connections
- **Product: framework options – centers,  
connections, activities, land uses**

[Between meetings – online opportunity to  
weigh in]



# Community Meeting #3: Centers, Connections, Green Connections





## C



# EISENHOWER WEST SAP FRAMEWORK DEVELOPMENT



## CHARRETTE

Information  
Gathering

Vision

Goals and  
Objectives

Framework  
Elements

**Refinement of  
vision and  
goals**

**Identification  
and  
refinement of  
options for  
framework  
elements**

**Selection of  
preferred  
option**

### Community Meeting 5: Refined Framework Plan

- Summary of previous meeting
- Community evaluation of proposed framework incorporating the best elements of all options
- **Product: refined framework plan**



# Community Meeting #5: Refined Concept Plan



# OLD TOWN NORTH FRAMEWORK DEVELOPMENT



**Eisenhower West**

**June & July**

**Sept & Dec**

**February**

Information  
Gathering

Vision

Goals and  
Objectives

Framework  
Elements

Refinement of  
vision and  
goals

Identification  
and  
refinement of  
options for  
framework  
elements

Selection of  
preferred  
option

**Old Town North**

**Monday**

**Wednesday**

**Friday**

# Why a Charrette?



Why might we be able to compress the time it takes to prepare a draft framework plan compared to Eisenhower West?

- Difference in scale and complexity of plan area
- Better upfront preparation
- Many framework elements already in place
- 1992 OTN Plan is a great starting point



# Why a Charrette?

- **Community is enthused and ready to get to work;** traditional process has long pauses between meetings
- **Interdisciplinary team** focused on Old Town North for a full week; not interrupted by other projects.
- **Product of charrette still has a lot of evaluation and public input in its future:** the vision, principles (goals) and objectives and framework elements -- all will be evaluated, tested, and subject to more discussion.
- **Highly interactive process** offering a variety of ways public can interact. **Series of feedback loops** to gauge real time public assessment at every key stage.



# 5-DAY CHARRETTE SCHEDULE

November 4, 2015

	Day 1 Monday, Nov 16	Day 2 Tuesday, Nov 17	Day 3 Wednesday, Nov 18	Day 4 Thursday, Nov 19	Day 5 Friday, Nov 20
8:00 AM		Set-up	Set-up	Set-up	Set-up
9:00 AM		Team Meeting	Team Meeting	Team Meeting	Team Meeting
10:00 AM	Community Tours (AG Host)	Staff organizes input from previous meeting into distinct “options” for public to react to.	Staff continues to refine the options for the evening meeting	Staff documents feedback; creates one or more synthesis proposals	Staff continues to refine synthesis proposal for the evening meeting
11:00 AM					
12:00 PM					
1:00 PM					
2:00 PM					
3:00 PM	Open House (AG Host)				
4:00 PM					
5:00 PM					
6:00 PM					
7:00 PM	Public Meeting #1 (AG Host) **				
8:00 PM				Celebration	
9:00 PM	Close-up	Close-up	Close-up	Close-up	Close-up

Open House
  Community Event
  Technical Meetings
  Team Meetings

## Location:

**44 Canal Center Plaza, 4th Floor**  
**Alexandria, VA 22314**

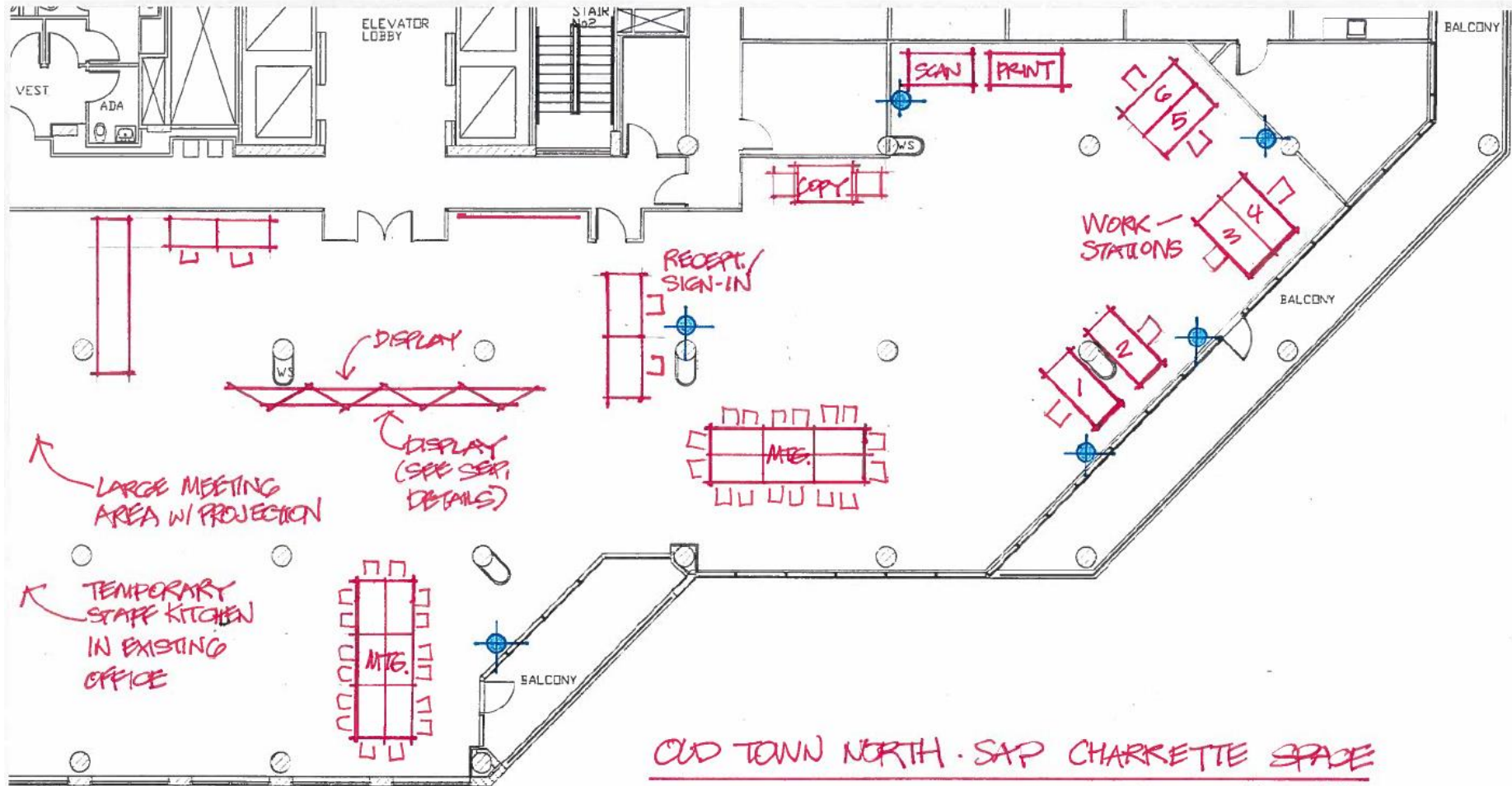
\* The public is welcome to walk in at anytime during the charrette.

\*\* Child care will be provided.

For detailed information about these events, please visit the Old Town North Small Area Plan Update webpage; or contact Nancy Williams, Principal Planner [nancy.williams@alexandriava.gov](mailto:nancy.williams@alexandriava.gov), 703.746.3858.



# Charrette space



OLD TOWN NORTH - SAP CHARRETTE SPACE  
1/4" = 10 FEET

NEW CIRCUITS - EXACT LOCATIONS  
TO BE IN FIELD WHEN WORK STARTS  
44 CANAL CENTER PLAZA  
ALEXANDRIA, VA



# It's flexible

- We're not locked in!
- More time to explore ideas
- More coordination with people who couldn't attend
- Opportunities to reconsider
- Some ideas are intriguing but need more thought?
- **We won't move to the next step if we are not ready.**
- **Who decides if we're ready? We all do!**





# **Charrette Proces**

## **Public Comment**



**NOVEMBER 9, 2015 OTN SAP ADVISORY GROUP  
MEETING #2**

## **PART II: Draft Principles (Goals) and Objectives**

# OTN SAP UPDATE

## Phase I Framework Development (Visioning Process): Getting Started



- **Project Assessment (draft Principles and Objectives)**
  - Help participants get started
  - For each of seven planning categories:
    - One draft guiding principle or goal
    - One to six draft objectives
- **Advisory group: input we want from you:**
  - Are we missing any?
  - Any we should drop?
  - Do any need to be revised?

**Project Assessment Organization- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
<b>PLANNING, DESIGN, AND LANDUSE</b>	Identify and <b>enhance Old Town North's unique character and sense of place</b> to complement area's history, culture, and existing neighborhoods and to promote an <b>active and balanced community</b>	Achieve a <b>variety of building types and heights</b> that are appropriately scaled.
		Encourage <b>high quality architectural building design</b> that further defines the unique neighborhood character of OTN.
		Achieve and sustain <b>a balanced land use mix</b> including key features that help create a complete neighborhood with a sense of place and to meet the community's social and economic needs.
		Identify areas for <b>public facilities and institutions.</b>
		Identify areas for <b>active street frontages</b> including reinforcing the retail focus areas in the 1992 OTN SAP
		Promote high quality <b>pedestrian oriented streetscapes</b> such as appropriate lighting, landscaping and signage to promote a safe and vibrant community.

**Project Assessment Organizaition- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
TRANSPORTATION	Further encourage an <b>integrated multi-modal transportation network</b> using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle.	Consistent with the Transportation Master Plan, provide an <b>interconnected network that supports walking, biking, and transit use.</b>

**Project Assessment Organizaition- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
HOUSING	Encourage a variety of <b>housing choices that are affordable and accessible</b> to a diverse range of ages, incomes, abilities and household sizes throughout the plan area.	Explore <b>innovative housing solutions</b> such as micro-units and building conversions if feasible
		Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve <b>affordable units</b> .
		Prioritize the provision of <b>on-site affordable housing</b> .
		Replace ARHA units on a <b>one-to-one basis, and on-site</b> to the greatest extent feasible, as properties in Old Town North develop.

**Project Assessment Organizaition- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
INFRASTRUCTURE & ENVIRONMENTAL SUSTAINABILITY	Create <b>an eco- district model with sustainable environmental solutions</b> that support sewer and stormwater management, efficient energy use including renewable energy, and clean air and soil.	Consistent with the EAP and associated Master Plans, implement <b>innovative sustainable design</b> throughout the plan area addressing interior and exterior improvements in energy, water, air quality and soils at the district scale through:
		<ul style="list-style-type: none"> <li>Utilizing <b>renewable energy resources</b> and promoting energy efficient buildings</li> </ul>
		<ul style="list-style-type: none"> <li>Reducing the <b>Urban Heat Island Effect</b></li> </ul>
		<ul style="list-style-type: none"> <li>Minimizing the impact of <b>combined sewer overflows</b></li> </ul>
		<ul style="list-style-type: none"> <li>Employing <b>green infrastructure</b>/ low impact stormwater methods (LID)</li> </ul>
		<ul style="list-style-type: none"> <li>Integrating <b>air quality enhancements</b> in all aspects of design</li> </ul>



**Project Assessment Organizaition- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
OPEN SPACE, RECREATION & CULTURAL ACTIVITIES	Expand and connect <b>publicly accessible passive and active open space.</b>	Use open space to connect neighborhoods to <b>viewsheds and public amenities</b> such as parks, and the waterfront.
		Identify <b>new open space and cultural activities.</b>
		Identify new <b>public art opportunities.</b>
		Design open space to accommodate a <b>variety of recreational and cultural uses</b> for all ages and abilities.



**Project Assessment Organization- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
HISTORIC PRESERVATION	Further Identify, protect, and enhance the <b>historic architectural and archaeological elements</b> and resources of Old Town North.	Preserve, integrate and celebrate <b>historic and archaeological resources</b> to maintain neighborhood authenticity.
		Promote <b>cultural richness and an understanding of the history of the neighborhood.</b>

**Project Assessment Organizaition- Old Town North Small Area Plan (OTN SAP)**  
**(Visioning Exercise for the Old Town North Small Area Plan Update)**

November 9, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES
<b>ECONOMIC DEVELOPMENT</b>	Attract unique uses that serve as an economic engine to grow and <b>sustain a balanced economy.</b>	Use NRG site as a catalyst * Subject to full involvement by NRG.
		Reinforce the <b>identified retail focus areas</b> in the 1992 OTN SAP plan (3rd Street, Montgomery Street, Montgomery Center) and further strengthen <b>St. Asaph as a concentrated retail corridor.</b>
		Strengthen <b>hospitality related economic opportunities</b> in Old Town North.
		Maintain <b>office space inventory</b> as part of the desired balance of land use.
		Maximize <b>proximity to metro, biking, walking</b> as an economic tool (Transit Oriented Development [T.O.D.]).



## Category: Implementation

Principle: Guide implementation to **balance development and public facilities**, ensure **plan goals are feasible** and **implementable in a timely manner**.

1. The **pace** of development and the provision of public facilities will be staged so that facilities are provided in a timely way.
2. The plan will estimate the costs of the facilities needed to support the plan and include a **funding strategy** to pay for them.
3. Plan goals and requirements will be **tested for feasibility**.



# **Principles, Goals, and Objectives**

## **Public Comment**



## **NOVEMBER 9, 2015 OTN SAP ADVISORY GROUP MEETING #2**

### **PART III: PROJECT BRIEF** **Feedback from the Advisory Group**

# OTN SAP COMMUNITY OPEN HOUSE PUBLIC EVENT



- **Thursday, November 12, 2015**
  - **Time:** 7:00 – 9:00 PM
  - **Location:** 44 Canal Center Plaza, 4<sup>th</sup> Floor
  - **Program**
    - 7-7:30 PM: Exhibits of Historic and New/Pending Development Projects
    - 7:30 – 8:30 PM: Description of Charrette Process and Schedule and Sample Visioning Exercise
    - 8:30 – 9:00 PM: Exhibits of Historic and New/Pending Development Projects
    - Refreshments – Sponsored by MRE Properties

# OTN SAP Update



## Questions and Information

### Contact

Nancy Williams, Principal Planner  
Alexandria City Hall  
3100 King Street, Room 2200  
Alexandria, VA 22314  
[nancy.williams@alexandriava.gov](mailto:nancy.williams@alexandriava.gov)  
703.746.3858

**Website:**  
[www.alexandriava.gov/86032](http://www.alexandriava.gov/86032)